176.0	0010	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	647,900 / 647,900
					USE VALUE:	647,900 / 647,900
					ASSESSED:	647,900 / 647,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRAVOTT ANN THERESE/ LIFE ESTA
Owner 2:	CRAVOTT PAULA M
Owner 3:	
Street 1:	6 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CRAVOTT ANN THERESE -
Owner 2:	CRAVOTT PAULA M -
Street 1:	6 NICOD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,686 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1651 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4686.000	253,500	2,000	392,400	647,900
Total Card	0.108	253,500	2,000	392,400	647,900
Total Parcel	0.108	253,500	2,000	392,400	647,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.38 | /Parcel: 392.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 119160
GIS Ref:
GIS Ref:
Insp Date: 06/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0010-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	253,500	2000	4,686.	392,400	647,900	647,900	Year End Roll	12/18/2019
2019	101	FV	209,800	2000	4,686.	386,800	598,600	598,600	Year End Roll	1/3/2019
2018	101	FV	209,800	400	4,686.	297,100	507,300	507,300	Year End Roll	12/20/2017
2017	101	FV	209,800	400	4,686.	280,300	490,500	490,500	Year End Roll	1/3/2017
2016	101	FV	209,800	400	4,686.	257,900	468,100	468,100	Year End	1/4/2016
2015	101	FV	196,700	400	4,686.	241,000	438,100	438,100	Year End Roll	12/11/2014
2014	101	FV	196,700	400	4,686.	222,000	419,100	419,100	Year End Roll	12/16/2013
2013	101	FV	196,700	400	4,686.	222,000	419,100	419,100		12/13/2012

!13841!

PRINT

Date	Time
12/11/20	03:44:17

LAST REV

Date	Time
07/10/18	11:08:59

apro

13841

USER DEFINED

Prior Id # 1:	119160
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRAVOTT ANN THE	1506-102		4/12/2017	Convenience	1	No	No		Ann Therese Cravott 2/3 interest in life esta
CRAVOTT PAUL A	597-134		12/18/2007	Family	148,333	No	No		
	597-134		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2014	1097	Wood Dec	7,936		8/29/2014			Replace decking an
10/11/2011	1276	Re-Roof	6,500					
3/6/2000	169	Addition	9,000					NEW BATH
12/13/1994	660	Manual	2,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	Meas/Inspect	BS	Barbara S
10/22/2008	Meas/Inspect	189	PATRIOT
12/22/1999	Meas/Inspect	243	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4686		Sq. Ft.	Site		0	70.	1.20	6									392,407						392,400	

Total AC/HA: 0.10758 | Total SF/SM: 4686 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,407 | Spl Credit | Total: 392,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98392010
Adj $ / SQ:	139.471
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	311382
Depreciation:	57917
Depreciated Total:	253465

COMMENTS

VINYL BRICK FRONT. OF - SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

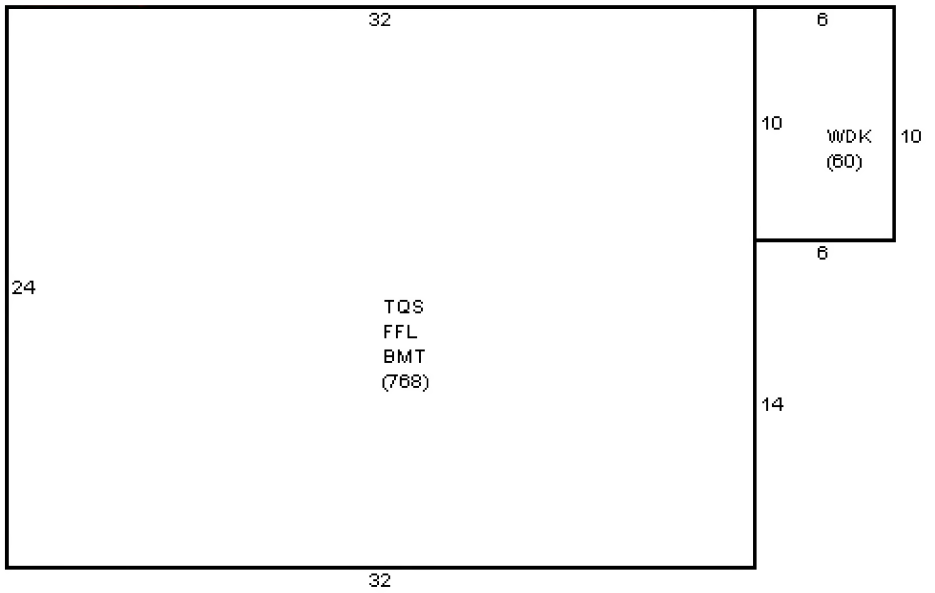
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	139.47
Special Features:	0	Val/Su Net:	116.71
Final Total:	253500	Val/Su SzAd	188.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	52.720	40,489
FFL	First Floor	768	139.470	107,113
TQS	3/4 Story	576	139.470	80,335
WDK	Deck	60	15.740	945
	Net Sketched Area:	2,172	Total:	228,882
Size Ad	1344	Gross Are	2364	FinArea 1651

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0010-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X16	A	AV	2016	11.21	T	5	101			2,000			2,000

More:	N	Total Yard Items:	2,000	Total Special Featues:		Total:	2,000